THIS INSTRUMENT PREPARED BY: Richard M. Davenport, Attorney-at-Law, 5th Floor
American Trust Building, Nashville, Tennessee 37201
Telephone: 256-5335

WARRANTY DEED

BOOK 5093 PAGE 400

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Freeman & Hurd	Freeman & Hurd	4D-25420
Joint Venture (NAME)	Joint Venture (NAME)	
2519 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	2519 Lebanon Road (STREET ADDRESS)	Map 86-1
Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37214 (CITY) (ZONE) (STATE)	Parcel 49

Mail

FOR AND IN CONSIDERATION of the sum of Seventy-five thousand ($75,000.00) Dollars,

Which Seventy-Five Thousand ($75,000.00) Dollars is represented by the encumbrance of record at Book 4796 Page 528 and which encumbrance, including both principal and interest, is specifically assumed by the grantees herein.

Hckory Hill Development Company, a partnership composed of David M. Knight, Fred B. Shipman, Walter L. Timmons, Jr. and O. K. Browning

have this day bargained and sold, and do hereby transfer and convey unto the said

Freeman & Hurd Joint Venture (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

TWO tracts of land in the 4th Civil District of Davidson County, Tennessee, described by survey of Willie B. Granstaff dated June 11, 1972, as follows:

TRACTS 1 and 2 on said survey begin at an iron pin at the westerly corner of the property conveyed to Chevron Oil Company by deed from Bob Freeman, Trustee of record in Book 4463, page 766, Register's Office for Davidson County, Tennessee said pin being on the northeasterly right of way line of Hickory Hill Lane; thence with the northeasterly right of way line of Hickory Hill Lane N 45° 15' W 209.75 feet to an iron pin at the beginning of a curve to the right with a radius 837.75 feet; thence with said curve and said right of way line 197.15 feet to an iron pin at the beginning of a curve to the right with a radius of 856.33 feet; thence with said curve and said right of way line 81.36 feet to an iron pin; thence leaving said right of way line with the southerly line of Stones River Estate Section One; N 65° 20' E 80 feet to an iron pin; and N 45° 19' E 93.10 feet to a concrete monument at the corner of Martin Theatres of GA; thence with the southerly line of Martin Theatres S87° 43' E 277.78 feet to a a concrete monument; thence S 43° 28' E 200 feet to an iron pin at a corner with First & Mid South Advisory Company; thence S44° 54' W 70 feet to an iron pin; thence S 43° 28' E 200 feet to an iron pin on the northerly right of way line of Lebanon Road (U.S Hwy 70 N); thence N 45° 06' W 150 feet with the Pizza Huts northeasterly line to an iron pin; thence
DESCRIPTION CONTINUED ON ATTACHED PAGE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 26th day of November 19 76

Affiant

My commission expires: May 12, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Freeman & Hurd Joint Venture (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for encumbrance of record at Book 4796 Page 528 or as otherwise stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Freeman & Hurd Joint Venture

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 26th day of November, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hickory Hill Development Company, a partnership

David M. Knight Fred B. Shipman

Walter L. Timmons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* David M. Knight, Fred B. Shipman, Walter L. Timmons, Jr. and O. K. Browning

the within named bargainor...., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee *this* 26 *day of* November, *19*76

Frank L. Turner
Notary Public

Commission expires My Commission Expires May 8, 1978

FRANK L. TURNER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

DEC-3'76 CONV 75,000.00
DEC-3'76 S'TAX B* 195.00
DEC-3'76 PR'FEE B* .50
DEC-3'76 W'DEED B* 6.00 * 201.50

WARRANTY DEED

FROM
Hickory Hill Development Company
TO
Freeman & Hurd
Joint Venture

D 79612

IDENTIF. REFERENCE

DEC 3 10 14 AM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

DESCRIPTION CONTINUED . . . .

S 44° 54' W 100.27 feet to an iron pin at the northerly corner of the Chevron Oil Co., Property; thence with Chevron's northwesterly line S 44° 54' W 220.05 feet to the point of beginning and containing 3.63 acres more or less.

BEING part of the same property conveyed to Hickory Hill Development Company by deed from J. R. Freeman, Trustee of record in Book 4796, page 528, Register's Office Davidson County, Tennessee the said J. R. Freeman, Trustee, with full powers.

This conveyance is subject to the option rights of Chevron Oil Company contained in the deed of record in Book 4463, page 766 and the rights of Grantor herein under said option provision are hereby conveyed to the Grantees herein.